

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	GRIFFIN CHRISTOPHER J/TRUSTEE			
Owner 2:	99 SHEEP REALTY TRUST			
Owner 3:				
Street 1:	2307 MASSACHUSETTS AVE			
Street 2:				
Twn/City:	CAMBRIDGE			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02139		Type:	

PREVIOUS OWNER

Owner 1:	REYNOLDS GEORGE D JR TRS -		
Owner 2:	NINETY NINE AVE REALTY TR -		
Street 1:	243 RIDGE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 3,776 Sq. Ft. of land mainly classified as Office with a Office Building built about 1970, having primarily Brick Exterior and 4640 Square Feet, with 7 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		3776		Sq. Ft.	Site		0	43.25	4.16	CG									679,510						679,500	

Total AC/HA:	0.08669	Total SF/SM:	3776	Parcel LUC:	340	Office	Prime NB Desc:	COMM GD		Total:	679,510	Spl Credit		Total:	679,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	3776.000	482,900	2,700	679,500	1,165,100
Total Card	0.087	482,900	2,700	679,500	1,165,100
Total Parcel	0.087	482,900	2,700	679,500	1,165,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		251.10	/Parcel: 251.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	482,900	2700	3,776.	667,700	1,153,300	1,153,300	Year End Roll	12/18/2019
2019	340	FV	460,500	2800	3,776.	628,400	1,091,700	1,091,700	Year End Roll	1/3/2019
2018	340	FV	460,500	2800	3,776.	549,900	1,013,200	1,013,200	Year End Roll	12/20/2017
2017	340	FV	534,800	2800	3,776.	432,100	969,700	969,700	Year End Roll	1/3/2017
2016	340	FV	342,500	2800	3,776.	432,100	777,400	777,400	Year End	1/4/2016
2015	340	FV	260,900	2900	3,776.	283,200	547,000	547,000	Year End Roll	12/11/2014
2014	340	FV	260,900	2900	3,776.	283,200	547,000	547,000	Year End Roll	12/16/2013
2013	340	FV	260,900	2900	3,776.	283,200	547,000	547,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2019	I & E Return	JO	Jenny O
3/12/2009	Measured	201	PATRIOT
12/28/1999	Measured	197	PATRIOT
12/1/1989		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

023.0-0001-0024.0

PRINT

Date	Time
12/10/20	17:25:08

LAST REV

Date	Time
10/09/19	15:28:09

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1866

PAT ACCT.

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	14807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

